



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ४, अंक २१(२)]

शुक्रवार, एप्रिल २७, २०१८/वैशाख ७, शके १९४०

[पृष्ठे ११, किंमत : रुपये ११.००

असाधारण क्रमांक ३१

प्राधिकृत प्रकाशन

नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक २३ एप्रिल २०१८

अधिसूचना

क्रमांक टीपीबी ४३१७/१०९/प्र.क्र. १४/२०१७/नवि-११.—ज्याअर्थी, बृहन्मुंबई क्षेत्राची विकास नियंत्रण नियमावली (यापुढे ज्याचा उल्लेख “उक्त विनियम” असा करण्यात आला आहे.), शासन नगरविकास विभागाकडील अधिसूचना क्रमांक डिसीआर/१०९०/आरडीपी/नवि-११, दिनांक २० फेब्रुवारी १९९१ अन्वये महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे ज्याचा उल्लेख “उक्त अधिनियम” करण्यात आला आहे.) च्या कलम ३१(१) खालील तरतुदीनुसार मंजूर झालेली असून दिनांक २५ मार्च १९९१ पासून अंमलात आलेली आहे ;

आणि ज्याअर्थी, जागतिक स्तरावर भारताचा दर्जा उंचाविणेसाठी जागतिक बँक तसेच केंद्र शासनाच्या औद्योगिक धोरण आणि संवर्धन विभागाकडून (Department of Industrial Policy & Promotion) बांधकाम परवाने देण्यासंदर्भात इमारत परवानगी मंजूरी प्रक्रिया सुलभतेने (Ease of Doing business) व जलदगतीने होण्यासाठी जोखीम आधारित (Risk based) इमारत परवानगी मंजूरी प्रक्रिया अनुसरावी असा आग्रह धरणेत येत आहे ;

आणि ज्याअर्थी, आयुक्त, बृहन्मुंबई महानगरपालिका यांनी दिनांक २३ जानेवारी २०१७ रोजीच्या पत्रान्वये जोखीम आधारित (Risk based) इमारत परवानगी मंजूरी प्रक्रियेबाबतची नवीन तरतूद उक्त विनियमामध्ये अंतर्भूत करावी आणि परवानाधारक वास्तूविशारद/सर्वेक्षक यांना इमारत परवाने मंजूरी देणेसाठी प्राधिकृत करावे असे प्रस्तावित केलेले आहे :

आणि ज्याअर्थी, शासन नगरविकास विभागाचे असे मत झालेले होते की, इमारत मंजूरीच्या टप्प्यामधील अनेक प्रक्रिया तसेच त्यास लागणारा कालावधी कमी करावा आणि त्याकरिता विविध प्रकारच्या घटकांच्या आधारे निश्चित होणाऱ्या जोखीम असलेल्या विवक्षित प्रकरणात परवानाधारक/वास्तूविशारद यांना सशर्त मंजूरीचे अधिकार द्यावेत ;

आणि ज्याअर्थी, शासन नगरविकास विभागाने समक्रमांकाच्या दिनांक २ मार्च २०१७ रोजीचे आदेशान्वये उक्त अधिनियमाच्या कलम १५४ अन्वये आयुक्त, बृहन्मुंबई महानगरपालिका यांनी दिनांक २३ जानेवारी, २०१७ रोजीचे पत्रान्वये सादर केलेप्रमाणे जोखीम आधारित (Risk based) इमारत परवानगी मंजूरीच्या प्रक्रियेच्या तरतुदी सदर आदेशाच्या दिनांकापासून अंमलात येतील असे निदेश दिलेले होते ;

आणि ज्याअर्थी, उपरोक्त परिस्थिती आणि वस्तुस्थिती विचारात घेता उक्त विनियमामध्ये सार्वजनिक हितास्तव तातडीने फेरबदल प्रस्ताव करणे आवश्यक झालेले असल्याने, त्यानुसार राज्य शासनाने उक्त अधिनियमाच्या कलम ३७ च्या पोट-कलम (१ क क) अन्वये प्राप्त अधिकार आणि त्यासंदर्भातील सर्व शक्तींचा वापर करून, उक्त विनियमामध्ये यासंदर्भाने नवीन विनियम अंतर्भूत करणेबाबत फेरबदल करणेसाठी समक्रमांकाच्या दिनांक २२ मार्च २०१७ रोजीची सूचना व त्यासोबतच्या परिशिष्टामध्ये नमूद प्रस्तावित फेरबदलावर (यापुढे याचा उल्लेख 'प्रस्तावित फेरबदल' असा केलेला आहे.) नागरिकांच्या सूचना/हरकती मागविल्या होत्या आणि प्राप्त सूचना/हरकतीसंदर्भात संबंधित व्यक्तींना तसेच नियोजन प्राधिकरणास सुनावणी देऊन शासनास अहवाल सादर करणेसाठी उप संचालक, नगररचना, बृहन्मुंबई (यापुढे त्यांचा उल्लेख "उक्त अधिकारी" असा केलेला आहे.) यांची नियुक्ती केलेली होती ;

आणि, ज्याअर्थी, उक्त दिनांक २२ मार्च २०१७ रोजीची सूचना महाराष्ट्र शासन असाधारण राजपत्रामध्ये (यापुढे याचा उल्लेख "उक्त शासकीय राजपत्र" असा केलेला आहे.) दिनांक ३० मार्च, २०१७ रोजी प्रसिद्ध झालेली आहे;

आणि, ज्याअर्थी, उक्त अधिकारी यांनी त्यांचा अहवाल दिनांक १५ डिसेंबर, २०१७ रोजीचे पत्रान्वये संचालक, नगररचना, महाराष्ट्र राज्य, पुणे यांना कलम ३७(१कक) खालील विहीत कायदेशीर प्रक्रिया पूर्ण करून सादर केलेला आहे;

आणि, ज्याअर्थी, उक्त अधिकारी यांचा अहवाल विचारात घेता, संचालक, नगररचना यांचेशी सल्लामसलत केल्यानंतर प्रस्तावित फेरबदल मंजूर करणे आवश्यक असल्याचे शासनाचे मत झालेले आहे;

आता, त्याअर्थी, उक्त अधिनियमाच्या कलम ३७(१कक) खंड (ग) अन्वये प्राप्त अधिकार आणि त्यासंदर्भातील सर्व शक्तींचा वापर करून शासन खालीलप्रमाणे :—

- (अ) उक्त फेरबदलाचे प्रस्तावास यासोबत जोडलेल्या परिशिष्टामध्ये नमूद केलेप्रमाणे मंजूरी देत आहे.
- (ब) सदरची अधिसूचना शासकीय राजपत्रामध्ये प्रसिद्ध झालेचा दिनांक हा उक्त फेरबदल अंमलात आलेचा दिनांक असेल.
- (क) बृहन्मुंबई महानगरपालिकेस उक्त विनियमाच्या मंजूरी सोबतच्या फेरबदलाचे परिशिष्टामध्ये शेवटच्या नोंदीनंतर यासोबतचे परिशिष्ट समाविष्ट करणेचे निर्देश देत आहे.

परिशिष्ट

(अधिसूचना क्रमांक टिपीबी ४३१७/१०९/प्र.क्र. १४/२०१७/नवि-११, दिनांक २३ एप्रिल २०१८ सोबतचे परिशिष्ट.)

A new Regulation is inserted as follows :—

Risk based building permission procedure

ANNEXURE- I

Approvals of Building / structure, based on Risk Based categorization for Fast Tracking Approval.

1. LOW RISK BASED APPROVAL.—Risk Based Building proposal approval for proposed Residential, commercial, industrial buildings/structures on vacant land, as per risk based classification matrix given in Table – A, below :—

TABLE- A

Sr. No.	Parameters/Category	Low Risk	Moderate Risk
(1)	(2)	(3)	(4)
1	Plot status	Vacant	Vacant
2	Type of structure/building	Ground storied	Ground & one(1) storied
3	Height of proposed Building/ Structure -mts.		
a	Residential	2.75 mts. To 3.90 mts. (Single Building)	Above 3.90 mts and up to 7.80 mts.(Single building)
b	Commercial, Non-residential	3.00 mts. to 3.90 mts. (Single Building)	Above 3.90 mts and up to 7.80 mts.(Single building)
c	Industrial	3.60 mts.to 4.20 mts. (Single Building)	Above 4.20 mts and up to 8.40 mts. (Single building)
4	Total Built Up Area (Counted in FSI)	Up to 500.00 sqmt.	More than 500.00sqmt up to 1000.00 sqmt.
5	Front open spaces	4.50 mts	4.50 mts.
6	Side open spaces	1/3 rd of building height, with minimum of 3.60 mts for residential building,4.50mts for commercial building .The minimum open space shall be 4.50 mts & 6.00 mts in city and elsewhere , respectively.	1/3 rd of building height, with minimum of 3.60 mts for residential building, 4.50mts for commercial building The minimum open space shall be 4.50 mts & 6.00 mts in city and elsewhere, respectively.
7	Basement.	Without Basement. No podium	Without Basement. No podium
8	Parking adequacy	Adequate.	Adequate.
9	Tree cutting.	Not permitted.	Not permitted
10	Tree replantation.	Not permitted	Not permitted
11	Reservations on plot.	Shall not be under any reservation	Shall not be under any reservation.
12	Type of structure	RCC.Steel frame structure for Industrial building/ structure may be considered.	RCC.Steel frame structure for Industrial building/structure may be considered
13	Civil Aviation Height permissibility.	As per CCZM plan.	As per CCZM plan.
14	Heritage Structure / Heritage precinct.	Shall not be Heritage structure or in precinct.	Shall not be Heritage structure or in precinct.
15	Experience Criteria for Architect /L.S. for granting Building Completion Certificate cum Occupation Completion Certificate.	Architect registered with Council of Architect /L.S. registered with MCGM	Architect registered with Council of Architects/L.S. registered with MCGM & have obtained at least 10 Occupation Completion Certificate/ Building Completion Certificate or both
16	Prohibited, restricted, buffer zones/ regulations	Shall not be affected by any buffer zone/Restricted Zones.	
Note.—plans shall be in consonance with provisions of Development Control Regulations.			

2. Procedure

Architect/License Surveyor (L.S.) (Architect registered with Council of Architecture & License Surveyor registered with MCGM) are empowered to grant provisional approval with conditions to the building proposal plans for Residential building/structure as categorised as **Low Risk & Moderate Risk** in Table –A given above, subject to the following :—

(i) The proposal shall be on vacant plot only and shall not affect by any buffer zone/s such as MMRDA, MRDA, Railways, Defense, CRZ, etc.

(ii) The proposal shall comprised of Notice u/s 337/342 of MMC Act, 1888 & application u/s 44/69 of MR&TP Act, 1966 , in format prescribed by Municipal Commissioner, alongwith documents, undertakings required for the proposal as per regulation & prepared by Municipal Commissioner, time to time. All the documents shall be signed by the Architect /L.S. confirming with the original documents.(Annexure-I)

(iii) The work shall be supervised by the Architect/L.S. and ensure that the same is carried out as per the approval.

(iv) Confirmation of ownership of premises / land in the name of applicant.

(v) The building proposal for the proposed building shall be as per the provisions of Development Control Regulation.

(vi) The Building proposal approval shall be given directly in the form of Commencement certificate for entire proposed work at once as mentioned in clause xvii

(vii) Architect/L.S. shall check the plinth of the approved building/structure and submit the certificate to that effect to the commissioner, before starting the super structure work of the building/structure.

(viii) Architect/L.S. shall issue the provisional approved plans & approval letters with digital signature.

(ix) The approval of building proposal will be inclusive of all type of approvals, such as, amended plan approval, commencement certificate, Building Completion certificate *cum* occupation certificate, for proposed building/ structure, after completion of work in all respect, as per the criteria specified in Table-A above.

(x) Architect/L.S. appointed for the proposal shall submit the periodic site progress & inspection report to the MCGM as desired by the Commissioner, time to time.

(xi) On completion of work Architect/L.S. shall submit the Building completion certificate to the MCGM for the proposed building/structure. Ther after, Architect/L.S., shall issue the BCC *cum* Occupation certificate, as required as per the provision of Acts, to the proposed building/structure.

(xii) Architect/L.S. shall submit site inspection report alongwith photographs/video clips, at stages, viz :— While submitting the building proposal, after completion of plinth work, first floor level, second floor/terrace floor level and finally at the time of submitting Building completion certificate.

(xiii) It will be the responsibility of Architect/L.S., site Supervisor & structural Engineer appointed for the proposed development, jointly or severally to ensure that the work is carried out as per the approval only, any deviation required during the construction shall be approved by Architect/L.S. before execution only.

(xiv) The remarks, completion, design required for the internal infrastructure facilities such as, Storm water ,drain, Plumbing, Mechanical & electrical facilities,STP, Parking mauverability,etc. within the plot shall be certified by the qualified consultants appointed by the applicant.

(xv) The proposal shall be essentially process though online building proposal approval system only.

(xvi) All documents shall be digitally certified by Architect /L.S.

(xvii) The junior most Officer at ward level, authorized by Municipal Commissioner Shall grant formal approval and commencement certificate under Section 45 of Maharashtra Regional and Town Planning Act, 1966, within 10 days.

ANNEXURE-II

Documents required to be submitted along with proposals.

- (1) Notice u/s 337/342 of MMC Act, 1888 in prescribed format & application u/s 44/69 of MR&TP Act, 1966 along with complete set of plans (15 sets or as required in) as prescribed in the regulation 5(2) of DCR-1991, indicating therein the prominent roads, landmarks in the neighborhood near the site under reference on the location plan as well as block plan.
- (2) Form of supervision by Architect /Licensed Surveyor (L.S.)/Structural Engineer /Site Supervisor in the prescribed proforma.
- (3) ULC Clearance if necessary.
- (4) Property Register Card in words and in the name of applicant , issued along with City Survey Plan/True Extract.
- (5) Triangulation calculation for area of the plot, & Architect/L.S.'s certificate for area of the plot as prescribed in regulation 5(3) (ii) (c) of DCR-1991.
- (6) Owner/applicants' affidavit for area of the plot.
- (7) Certified copy of General Body Resolution of Society wherever applicable or as the conditions may be.
- (8) In case of GOVT. / MCGM land, NOC from Collector/Concern Authority of Govt. /Estate dept. of MCGM.
- (9) Survey Remarks & or B form from T.P.
- (10) In case plot is to be developed by deriving a "Right of Way", a registered agreement from the concerned owner.
- (11) Copy of approved layout /sub-division/amalgamation along with terms & conditions.
- (12) In case of no cutting of trees, Self-certification by Consultants & Developer for the same along with plan showing the details of tree on plot duly certified by both Architect/L.S. & Developer.
- (13) Formation level of Roads from E.E.(Roads.) dept.
- (14) Invert level of nearby Manhole from E.E. (Sewerage Operation) dept.
- (15) Invert level remarks from E.E. (S.W.D.) dept. /Survey Remarks.
- (16) Nalla Remarks from E.E. (S.W.D.) Dept., wherever required.
- (17) Digitally signed, appointment and acceptance of all consultants appointed by developer, such as,—
 - (a) Structural Engineer.
 - (b) Site Supervisor.
 - (c) Licensed Plumber (SWD, Water, SP).
 - (d) Public Health Consultant (Rain Water Harvesting/PCO/SWM).
 - (e) Mech. & Elect. Consultant.
 - (f) Road Construction.
 - (g) Fire Safety.
 - (h) Traffic/parking.
 - (i) Horticulturist.
- (18) Digitally signed, Remarks, design, planning, etc. from the respective consultant for the following.
 - (a) Third party certification parking arrangement and maneuverability.
 - (b) Internal SWD.
 - (c) Internal Water works and Rain water Harvesting.
 - (d) Internal Drainage Works.

(e) Internal Mechanical & Electrical.

(f) Structural design & plan showing the structural details for the proposed building.

(g) Detail Plan & Design for Sewerage Treatment Plant from consultant, wherever required.

(h) Internal Road.

(i) Horticulture

(j) Solid Waste Management Plan.

(19) Registered comprehensive undertaking/declaration from the developer agreeing to the Terms & Conditions of the approval.

(20) Copies of plan showing Demarcation for Regular /sanctioned/proposed lines and reservations through A.E. (Survey) jointly with DILR.

(21) Identification proforma with PAN Card of Applicant, all consultants, Architects/L.S.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in या वेबसाईटवर प्रसिद्ध करण्यात आली आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रदीप गोहिल,

शासनाचे अवर सचिव.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 23rd April, 2018.

NOTIFICATION

No. TPB 4317/109 /CR-14/2017/UD-11.—Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as “the said Regulations”) have been sanctioned by the Government in the Urban Development Department, under Section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “the said Act”) *vide* Notification No. DCR 1090/RDP/UD-11, dated the 20th February, 1991 so as to come into force with effect from the 25th March, 1991;

And whereas, in order to improve the India's rank at world level, the Department of Industrial Promotion & Policy (DIPP), GOI & World Bank are insisting for introducing the ‘Risk Based Building Proposal approval process for granting the Construction permit for ease of Doing Business in Real Estate Sector ;

And whereas, the Municipal Commissioner *vide* letter dated 23rd January 2017 has requested for inclusion of new provision in respect of Risk based building permission approval procedure in the said Regulations and also proposed to authorize the Architect/License Surveyor to grant the building approval in certain cases based on risks on account of different parameters ;

And whereas, the Government in the Urban Development Department was of opinion that to reduce number of procedure and time period in building permission procedure, the Architect/ License Surveyor should be empowered to grant provisional approval ;

And whereas, Government in the Urban Development Department *vide* order of even No. dated 2nd March 2017, had issued directives under Section 154 of the said Act that, a new provisions in respect of Risk based building permission procedure, which has been submitted by the Municipal Commissioner *vide* letter dated 23rd January 2017 shall come into force forthwith from the date of order ;

And whereas, after considering the above facts, in the public interest it was necessary to urgently carry out suitable modification to the said Regulations to incorporate new regulation in this regard, the State Government, in exercise of the powers conferred under sub-section (1AA) of Section 37 of the said Act, had issued Notice of even No. dated 22nd March 2017, for inviting suggestions/objections from the general public with regard to the proposed modification, proposed in the Schedule appended to the said Notice thereto (hereinafter referred to as “the proposed modification”) and appointed the Deputy Director of Town Planning, Greater Mumbai as the Officer (hereinafter referred to as “the said Officer”) to submit a Report on the suggestions/objections received in respect of the proposed modification to the Govt. after giving hearing to the concerned persons and the Planning Authority ;

And whereas, the said Notice dated 22nd March 2017, was published in the *Maharashtra Government Gazette*, dated 30th March 2017 (hereinafter referred to as “the *Official Gazette*”);

And whereas, the said Officer has submitted his Report *vide* letter dated 15th December, 2017, through the Director of Town Planning, Maharashtra State, after completing the legal procedure stipulated under Section 37(1AA) of the said Act ;

And whereas, after considering the Report of the said Officer and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the proposed modification is required to be sanctioned ;

Now, therefore, in exercise of the powers conferred upon it under Section 37(1AA)(c) of the said Act, the Government hereby :—

(A) Sanctions the proposed modification as described more specifically in the Schedule appended hereto.

(B) Fixes the date of publication of this Notification in the *Official Gazette* as the date of coming into force of this modification.

(C) Directs the Municipal Corporation of Greater Mumbai that in the Schedule of Modifications sanctioning the said Regulations, after the last entry, the Schedule appended hereunder shall be added.

SCHEDULE

(Accompaniment to Notification No. TPB 4317/109 /CR-14 /2017 /UD-11, dated 23rd April,2018)

A New Regulation is inserted as follows :----

Risk based building permission procedure**ANNEXURE- I****Approvals of Building / structure, based on Risk Based categorization for Fast Tracking Approval.**

1. **LOW RISK BASED APROVAL.**—Risk Based Building proposal approval for proposed Residential, commercial, industrial buildings/structures on vacant land, as per risk based classification matrix given in Table – A, below :—

TABLE- A

Sr. No. (1)	Parameters/Category (2)	Low Risk (3)	Moderate Risk (4)
1	Plot status	Vacant	Vacant
2	Type of structure/building	Ground storied	Ground & one(1) storied
3	Height of proposed Building/ Structure -mts.		
a	Residential	2.75 mts. To 3.90 mts. (Single Building)	Above 3.90 mts and up to 7.80 mts.(Single building)
b	Commercial, Non-residential.	3.00 mts. to 3.90 mts. (Single Building)	Above 3.90 mts and up to 7.80 mts.(Single building)
c	Industrial	3.60 mts.to 4.20 mts. (Single Building)	Above 4.20 mts and up to 8.40 mts. (Single building)
4	Total Built Up Area (Counted in FSI)	Up to 500.00 sqmt.	More than 500.00sqmt. up to 1000.00 sqmt.
5	Front open spaces	4.50 mts.	4.50 mts.
6	Side open spaces	1/3 rd of building height, with minimum of 3.60 mts. for residential building,4.50mts. for commercial building .The minimum open space shall be 4.50 mts. & 6.00 mts in city and elsewhere, respectively.	1/3 rd of building height, with minimum of 3.60 mts. for residential building, 4.50mts. for commercial building The minimum open space shall be 4.50 mts. & 6.00 mts. in city and elsewhere, respectively.
7	Basement	Without Basement. No podium	Without Basement. No podium
8	Parking adequacy	Adequate	Adequate
9	Tree cutting	Not permitted	Not permitted
10	Tree replantation	Not permitted	Not permitted
11	Reservations on plot	Shall not be under any reservation	Shall not be under any reservation.
12	Type of structure	RCC.Steel frame structure for Industrial building/ structure may be considered.	RCC.Steel frame structure for Industrial building/structure may be considered

TABLE- A (Contd)

Sr. No.	Parameters/Category	Low Risk	Moderate Risk
(1)	(2)	(3)	(4)
13	Civil Aviation Height permissibility.	As per CCZM plan	As per CCZM plan
14	Heritage Structure / Heritage precinct.	Shall not be Heritage structure or in precinct.	Shall not be Heritage structure or in precinct.
15	Experience Criteria for Architect /L.S. for granting Building Completion Certificate <i>cum</i> Occupation Completion Certificate.	Architect registered with Council of Architect /L.S. registered with MCGM	Architect registered with Council of Architects/L.S. registered with MCGM & have obtained at least 10 Occupation Completion Certificate/ Building Completion Certificate or both
16	Prohibited, restricted, buffer zones/ regulations	Shall not be affected by any buffer zone/Restricted Zones.	
<i>Note.</i> —plans shall be in consonance with provisions of Development Control Regulations.			

2. Procedure

Architect/License Surveyor (L.S.) (Architect registered with Council of Architecture & License Surveyor registered with MCGM) are empowered to grant provisional approval with conditions to the building proposal plans for Residential building/structure as categorised as **Low Risk & Moderate Risk** in Table –A given above, subject to the following :—

(i) The proposal shall be on vacant plot only and shall not affect by any buffer zone/s such as MMRDA, MRDA, Railways, Defense, CRZ, etc.

(ii) The proposal shall comprised of Notice u/s 337/342 of MMC Act, 1888 & application u/s 44/ 69 of MR&TP Act, 1966 , in format prescribed by Municipal Commissioner, along with documents, undertakings required for the proposal as per regulation & prepared by Municipal Commissioner, time to time. All the documents shall be signed by the Architect /L.S. confirming with the original documents.(Annexure-I)

(iii) The work shall be supervised by the Architect/L.S. and ensure that the same is carried out as per the approval.

(iv) Confirmation of ownership of premises / land in the name of applicant.

(v) The building proposal for the proposed building shall be as per the provisions of Development Control Regulation.

(vi) The Building proposal approval shall be given directly in the form of Commencement certificate for entire proposed work at once as mentioned in clause xvii

(vii) Architect/L.S. shall check the plinth of the approved building/structure and submit the certificate to that effect to the commissioner, before starting the super structure work of the building/ structure.

(viii) Architect/L.S. shall issue the provisional approved plans & approval letters with digital signature.

(ix) The approval of building proposal will be inclusive of all type of approvals, such as, amended plan approval, commencement certificate, Building Completion certificate *cum* occupation certificate, for proposed building/ structure, after completion of work in all respect, as per the criteria specified in Table-A above.

(x) Architect/L.S. appointed for the proposal shall submit the periodic site progress & inspection report to the MCGM as desired by the Commissioner, time to time.

(xi) On completion of work Architect/L.S. shall submit the Building completion certificate to the MCGM for the proposed building/structure. Ther after, Architect/L.S., shall issue the BCC *cum* Occupation certificate, as required as per the provision of Acts, to the proposed building/structure.

(xii) Architect/L.S. shall submit site inspection report along with photographs/video clips, at stages, viz :- While submitting the building proposal, after completion of plinth work, first floor level, second floor/terrace floor level and finally at the time of submitting Building completion certificate.

(xiii) It will be the responsibility of Architect/L.S., site Supervisor & structural Engineer appointed for the proposed development, jointly or severally to ensure that the work is carried out as per the approval only, any deviation required during the construction shall be approved by Architect/L.S. before execution only.

(xiv) The remarks, completion, design required for the internal infrastructure facilities such as, Storm water, drain, Plumbing, Mechanical & electrical facilities, STP, Parking mauverability, etc. within the plot shall be certified by the qualified consultants appointed by the applicant.

(xv) The proposal shall be essentially process though online building proposal approval system only.

(xvi) All documents shall be digitally certified by Architect /L.S.

(xvii) The junior most Officer at ward level, authorized by Municipal Commissioner Shall grant formal approval and commencement certificate under Section 45 of Maharashtra Regional and Town Planning Act, 1966, within 10 days.

ANNEXURE-II

Documents required to be submitted along with proposals

(1) Notice u/s 337/342 of MMC Act, 1888 in prescribed format & application u/s 44/69 of MR&TP Act, 1966 along with complete set of plans (15 sets or as required in) as prescribed in the regulation 5(2) of DCR-1991, indicating therein the prominent roads, landmarks in the neighborhood near the site under reference on the location plan as well as block plan.

(2) Form of supervision by Architect /Licensed Surveyor (L.S.)/structural Engineer /Site Supervisor in the prescribed proforma.

(3) ULC Clearance if necessary.

(4) Property Register Card in words and in the name of applicant, issued along with City Survey Plan/True Extract.

(5) Triangulation calculation for area of the plot, & Architect/L.S.'s certificate for area of the plot as prescribed in regulation 5(3) (ii) (c) of DCR-1991.

(6) Owner/applicants' affidavit for area of the plot.

(7) Certified copy of General Body Resolution of Society wherever applicable or as the conditions may be.

(8) In case of GOVT. / MCGM land, NOC from Collector/Concern Authority of Govt. /Estate dept. of MCGM.

(9) Survey Remarks & or B form from T.P.

(10) In case plot is to be developed by deriving a "Right of Way", a registered agreement from the concerned owner.

(11) Copy of approved layout /sub-division/amalgamation along with terms & conditions.

(12) In case of no cutting of trees, Self-certification by Consultants & Developer for the same along with plan showing the details of tree on plot duly certified by both Architect/L.S. & Developer.

(13) Formation level of Roads from E.E.(Roads.) dept.

(14) Invert level of nearby Manhole from E.E. (Sewerage Operation) dept.

- (15) Invert level remarks from E.E. (S.W.D.) dept. /Survey Remarks.
- (16) Nalla Remarks from E.E. (S.W.D.) Dept., wherever required.
- (17) Digitally signed, appointment and acceptance of all consultants appointed by developer, such as,—
- (a) Structural Engineer.
 - (b) Site Supervisor.
 - (c) Licensed Plumber (SWD, Water, SP).
 - (d) Public Health Consultant (Rain Water Harvesting/PCO/SWM).
 - (e) Mech. & Elect. Consultant.
 - (f) Road Construction.
 - (g) Fire Safety.
 - (h) Traffic/parking.
 - (i) Horticulturist.
- (18) Digitally signed, Remarks, design, planning, etc. from the respective consultant for the following.
- (a) Third party certification parking arrangement and maneuverability.
 - (b) Internal SWD.
 - (c) Internal Water works and Rain water Harvesting.
 - (d) Internal Drainage Works.
 - (e) Internal Mechanical & Electrical.
 - (f) Structural design & plan showing the structural details for the proposed building.
 - (g) Detail Plan & Design for Sewerage Treatment Plant from consultant, wherever required.
 - (h) Internal Road.
 - (i) Horticulture
 - (j) Solid Waste Management Plan.
- (19) Registered comprehensive undertaking/declaration from the developer agreeing to the Terms & Conditions of the approval
- (20) Copies of plan showing Demarcation for Regular /sanctioned/proposed lines and reservations through A.E. (Survey) jointly with DILR.
- (21) Identification proforma with PAN Card of Applicant, all consultants, Architects/L.S.

This Notification shall also be available on the Government of Maharashtra website : www.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

PRADEEP GOHIL,
Under Secretary to Government.